



MEMORANDUM

TO: Jim Mazzocco
Zoning Examiner

DATE: March 23, 2016
For April 7, 2016 Hearing

FROM: Nicole Ewing Gavin,
Planning & Development
Services Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-04 Bourne – Irvington Road, R-1 to PAD
(Ward 1)

Issue – This is a request by Thomas Sayler-Brown, of SBBL Architecture and Planning, on behalf of the property owner, Irvington Interstate Partners, LLC, to rezone approximately 63 acres from R-1 to Planned Area Development (PAD) zone. The site is located just west of Interstate I-19 at the northwest area of Interstate I-19 and Irvington Road. (see Case Location Map). The applicant is proposing to rezone from R-1 to PAD for a mixed-use commercial center that will include large retail establishments, to serve the immediate neighborhood and provide extended regional services.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the PAD Zone.

Background Information

Existing Zoning and Uses: R-1; COT Water Department TARP Facility, Pima County Park, and Parque de Santa Cruz Subdivision (vacant/platted)

Surrounding Zoning:

East: R-2 & C-1	Uses: Single-family residential subdivision & Vacant *
West: C-1 & R-1	Uses: Restaurant, Retail, COT Facility, Santa Cruz River
South: C-2 & R-1	Uses: Retail, Restaurant, Santa Cruz River
North: R-1	Uses: Single-family residential subdivision

- Note that I-19 abuts the eastern boundary of the rezoning site and separates the land uses to the east.

Zoning Descriptions

R-1: This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

PAD: This zone provides for the establishment of zoning districts with distinct standards; and is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

Surrounding Zones and Land Uses:

North: Zoned R-1; single family residential

South: Zoned C-1; commercial

East: Zoned C-1, R-1; commercial and single family residential

West: Zoned R-2, R-1; multi-family and single family residential

Previous Cases on the Property: none

Related Cases:

C9-12-03 Valencia Crossing – Valencia Road and I-10 Interchange, R-1, C-2, and I-1 to Planned Area Development: This was a rezoning request for 195 acre site to rezone property at the Valencia Road and I-10 interchange, from R-1, C-2 and I-1 to Planned Area Development (PAD) zoning. The PAD proposed retail (including large-scale retail), entertainment and office uses. Multiple dining establishments and neighborhood-level uses such as pharmacy, banks, and grocery stores are also anticipated. Ordinance 10984 was effectuated on June 22, 2012.

C9-06-32 The Bridges Planned Area Development (PAD): A 350-acre master planned mixed-use development with four principal land uses: (1) Approximately 1,000,000 square feet of commercial/retail/office land uses and an approximately 350 room hotel, on 128.7 acres, (2) A maximum of 1084 residential units consisting of single family attached homes, single family detached homes, and apartments, on 117.4 acres, (3) A 53.5 acre research park associated with the University of Arizona, and (4) 50.4 acres of open space and recreation areas. Ordinance 10383 was effectuated on April 27, 2007.

Applicant's Request – The applicant is proposing to rezone approximately 63 acres from R-1 to PAD for a mixed-use commercial center. Other than Irvington Road, no other public streets serve the Property. Three access points are proposed from Irvington Road, an arterial street. Two of the proposed access points are full turns and will be provided at existing signalized intersections at Irvington Road at the Calle Santa Cruz extension and in line with the main entrance to the Tucson Spectrum regional commercial center to the south. A third drive from Irvington Road and the western most entrance will allow only right-in/right-out access and is proposed over a Pima County Park developed as part of the Santa Cruz linear River Park. The site is located at

the northwest corner of Irvington Road and Interstate-19. The Irvington (Michigan) Wash exists along the northern boundary and approximately 550 feet along the eastern edge creating a natural buffer between existing uses and the proposed PAD.

Planning Considerations – Policy direction is provided by *Plan Tucson*, and the *Pantano East Area Plan (PEAP)*.

Plan Tucson - identifies the rezoning site location on the Future Growth Scenario Map, as a “Neighborhoods with Greater Infill Potential” category. These are residential neighborhoods and commercial districts for which there is potential for new development and redevelopment in the next several decades. These neighborhoods include a mix of uses such as a variety of housing types, grocery stores and other retail and services, public schools, parks, recreational facilities, and multi-modal choices. *Plan Tucson* supports special zoning districts, such as Planned Area Development (PAD) as a way to foster mixed-use activity nodes in areas suitable for redevelopment or enhancement. It also supports community commercial uses located along arterials, as well as building from existing assets of areas identified for redevelopment and revitalization.

Santa Cruz Area Plan (SCAP) The *Santa Cruz Area Plan* provides policy direction on both general development and River Park development. The *SCAP* acknowledges the Santa Cruz River area will continue to integrate commercial and industrial uses as part of the Santa Cruz community. The proposed site is identified as part of Key Parcel 3, and 5.

Key Parcel 3 policies indicate the area at one time leaning toward industrial with commercial along Irvington Road. Residential has been considered an inappropriate use due to lack of a collector interior street and noise levels generated by the Tucson Airport flight paths. The *Santa Cruz Area Plan* was approved by Mayor and Council in 1985, and based on policy, prior to the current Interstate-19 and Irvington Road interchange, stating a future interchange would provide improved access to this area. Since the construction of the interchange, the area has developed along Valencia Road with commercial instead of industrial development, a less intense land use, yet compatible with the Santa Cruz River Park Plan policy and the Tucson Airport flight path noise impacts.

Key Parcel 5 policies acknowledge the area around Irvington Road and the Santa Cruz River with existing commercial development and support the current zoning pattern of commercial.

The site is within an area identified as part of the Santa Cruz River Park, Equestrian Unit (Parcel C), with policy support for equestrian compatibility as part of the River Park amenities. Policy supports a southern terminus for equestrian facilities in the park, with facilities for local boarders and park visitors. Environmental policy support protection of natural resources, that includes protection of wildlife habitats, and preserve the historic character of the river. Policy 5 states; River areas and tributary drainageways should be maintained in their natural state unless there is a threat to private property or personal safety.

Historic, Archaeological, and Cultural Resources provides policy direction which state that the Santa Cruz River area has long been a central focus of civilization in the Tucson Valley. The area is rich in historic and archaeological resources. Future rezonings and development sites should occur along the Santa Cruz River only after all archaeological mitigation has taken place.

Santa Cruz Riverpark Policies, Circulation states future rezoning should ensure that adequate Riverpark access is provided to proposals. Santa Cruz Riverpark policies call for a continuous pedestrian path, sensitive design to existing river vegetation, and park facilities, including equestrian amenities at appropriate locations. These policies apply to the western most proposed access point, located within an existing Pima County River Park area with amenities, and a pedestrian bridge.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 18,378 vehicle trips per day.

According to the *Major Streets and Routes Plan*, Irvington Road is designated as an arterial street.

Field inspection by staff indicates there are currently no billboards on the rezoning site.

Planned Area Development Overview The project site is located along Irvington Road and adjacent to I-19. The site is vacant and underutilized and surrounded predominantly by commercial uses to the west and south, with I-19 abutting the eastern boundary of the site. There is a residential development to the north of the rezoning site that is separated by the Michigan Wash by approximately 100 feet. Arizona Department of Transportation as part of their I-19 Improvement project will be making improvements to the frontage road along the east of the property and will provide a sound wall along the southern boundary of the residential project to the north of the PAD site.

The proposed PAD site is approximately 63 acres and to be developed as a commercial center, and envisioned to provide services to the surrounding community. The PAD shall include all uses that are listed as permitted or as special exception uses in the C-2 Zone of the Unified Development Code, with the exception of those uses modified as follows: (Not Permitted) all uses within the Restricted Adult Activities Use Group, Golf Course, Billboards, Cemetery, Correctional Use, and Medical Marijuana. Additional uses permitted include Major Trade Service and Repair, Food Service with Alcoholic Beverage Service as an accessory use to a Food Service, Microbrewery as an accessory use to a Food Service, alcoholic beverage service, or large bar, large bar. The PAD allows for Large Retail Establishment (LRE) and no separate or additional approvals will be required for any proposed LRE that is in compliance with the PAD regulations. Maximum building height within the PAD will be 120 feet from finished grade. Vehicle parking shall be provided at 1 space per 300 square feet for all permitted uses.

The PAD will be divided into five development areas with the actual phasing / order of development and boundary of these development areas varying due to market demands and

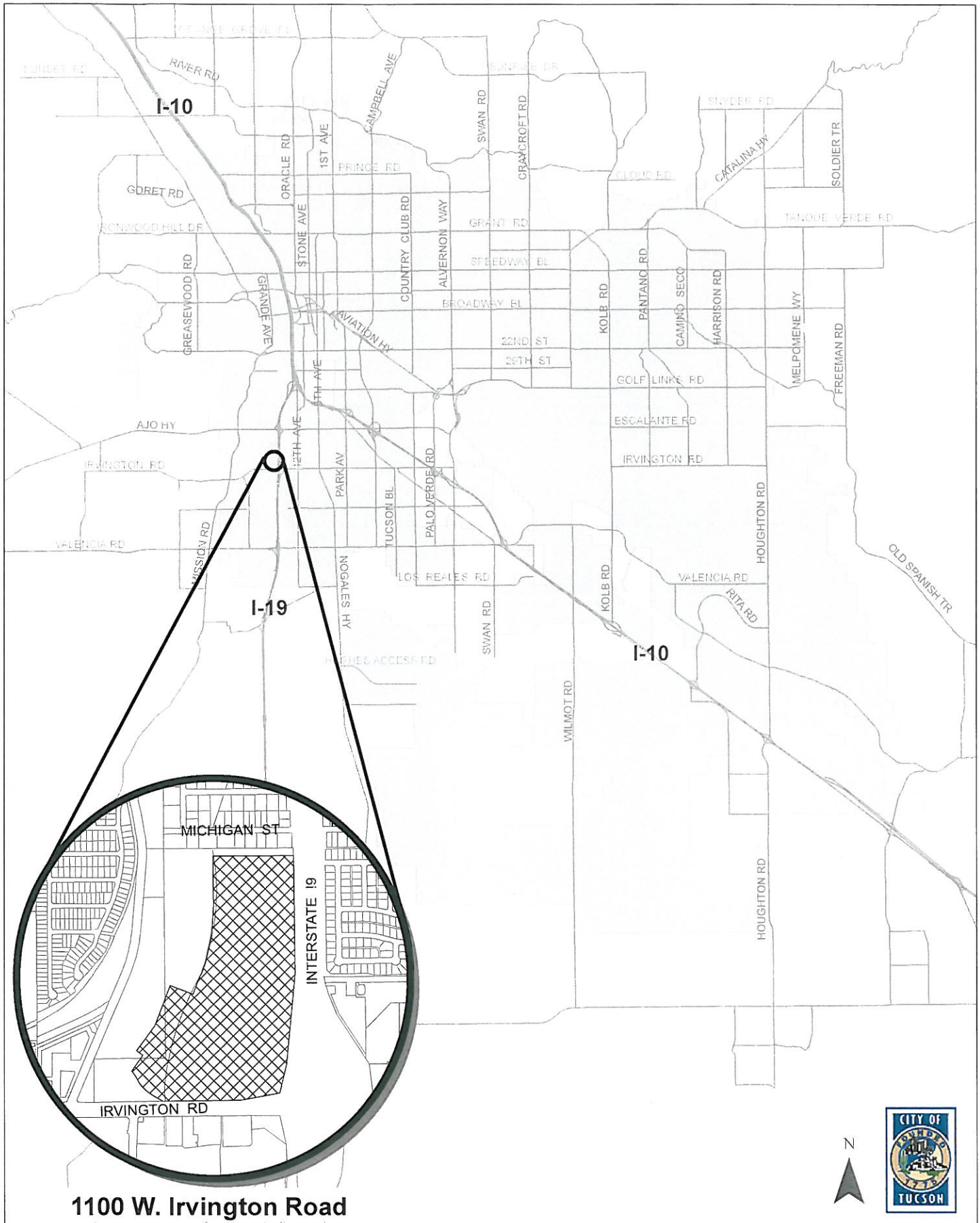
responses to those market conditions. However these development areas do outline the required project -site improvements that will be required at the time these specific development areas are developed.

The PAD zoning for this site is consistent with *Plan Tucson and the Santa Cruz Area Plan*. Both *Plan Tucson* and *Santa Cruz Area Plan* recognize this site as appropriate for commercial development and redevelopment. These *Plans* also recognize that any future rezoning and development sites along the Santa Cruz River will only occur after all archaeological mitigation has taken place. Santa Cruz Riverpark Policies, Circulation also states future rezoning should ensure that adequate Riverpark access is provided to proposals. The PAD allows the site to provide the necessary flexibility and certainty needed for the applicant to phase the various upgrades and building pads over time. The applicant has tailored the PAD document to plan immediate and future phases and will:

- Provide Proposed Road (spine road) that links the entire property and development areas; with 8-foot pedestrian pathway which will be 65-75% shaded;
- Provide at least two pedestrian/bike connections and access to the Santa Cruz Riverpark;
- Provide landscaping standards for larger than typical tree root zones and planting areas in order to provide adequate root zones for tree growth;
- Establishes an architectural review committee to review and approve architectural design, and through a self-certification process provide a letter of approval to the City at the time of development package submittal;
- Developer to provide bus pullout and shelter on the westbound side of Irvington Road;
- Ensure all archaeological clearance documentation has been completed prior to any development package submittal;
- Create development and design standards to establish a common theme and design elements which will unify the site;
- Provide revised Traffic Impact Analysis if required by ADOT prior to any development if construction activity has not been initiated by end of year 2020;
- Provide upgraded drainage statements with master drainage report for each development associated with the PAD.

Conclusion – The request to rezone the site to a PAD is consistent with *Plan Tucson* and *Santa Cruz Area Plan* policy direction. A plan amendment is not required. No additional conditions are recommended for the Irvington Commercial Center PAD.

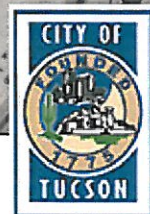
C9-16-04 Bourne - Irvington Road





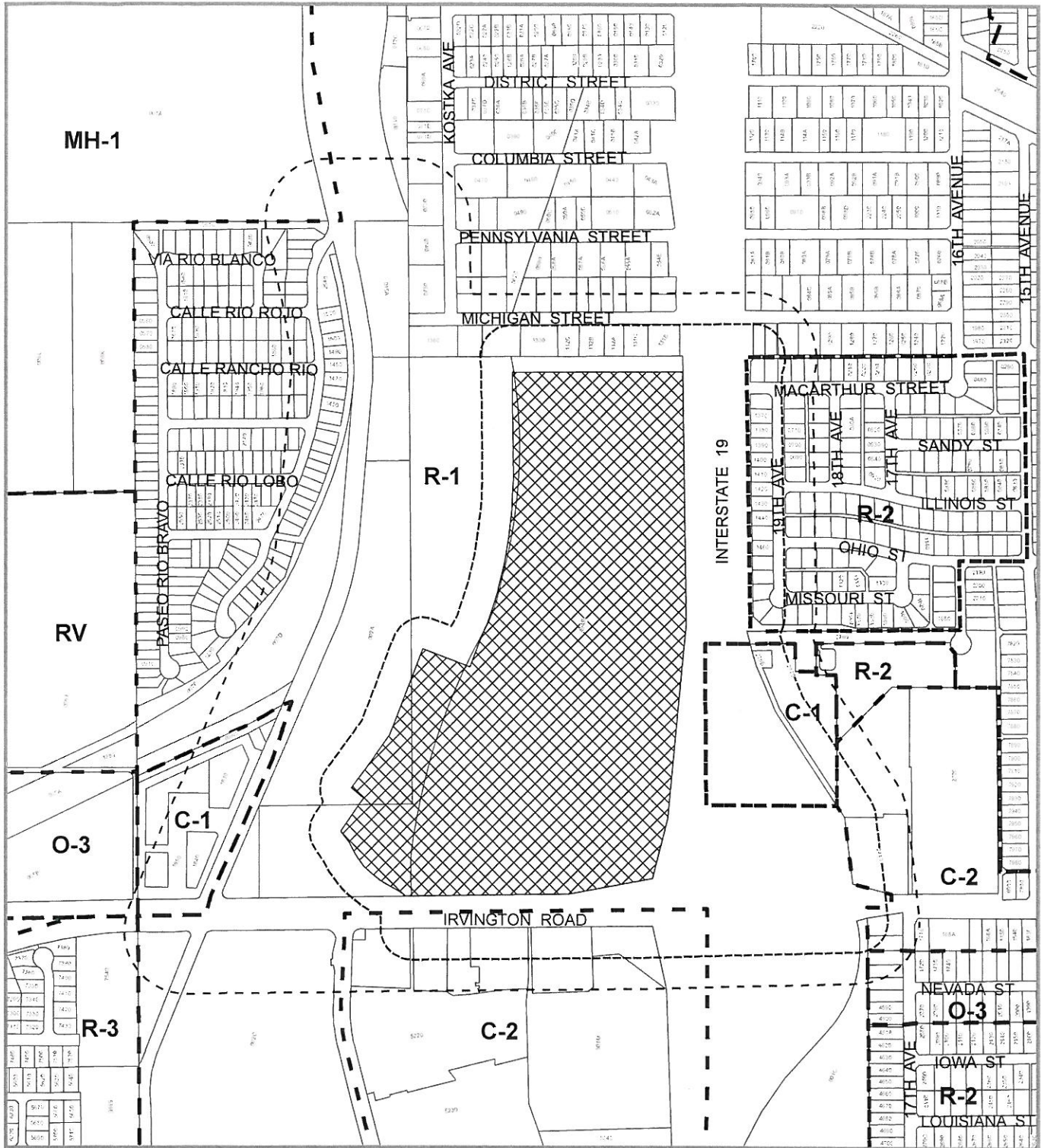
C9-16-04 Bourne - Irvington Road
2014 Aerial


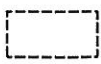


0 200 400
Feet
1 inch = 400 feet

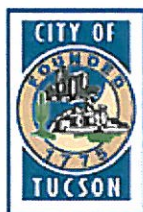


C9-16-04 Bourne - Irvington Road

Rezoning Request: R-1 to PAD



-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: 1100 W. Irvington Road
Base Maps: Sec.35 T.14 R.13
Ward: 1

0 350 700
Feet
1 inch = 700 feet



PUBLIC FACILITIES AND SERVICES REPORT FOR APRIL 7, 2016
(as of March 8, 2016)

C9-16-04 Bourne – Irvington Road, R-1 to PAD

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 2/03/2016.

Planning & Development Services – Engineering: See attached comments dated 2/08/2016.

Planning & Development Services – Sign Code: See attached comments dated 2/10/2016.

Transportation – Engineering: See attached comments dated 2/17/2016.

Office of Conservation & Sustainable Development: See attached comments dated 2/16/2016.

Tucson Water Department: See attached comments dated 2/17/2016.

Planning & Development Services – Community Design: See attached comments dated 3/03/2016.

No Objections Noted

Planning & Development Services – Landscape

Tucson Fire Department

Transportation – Traffic Engineering

Environmental Services

Tucson Parks and Recreation

Tucson Police Department

NON-CITY AGENCIES

Arizona Department of Transportation: See attached comments dated 2/17/2016.

PAG-TPD: See attached comments dated 2/17/2016.

Tucson International Airport: See attached comments dated 2/15/2016.

No Objections Noted

Pima County Wastewater

Tucson Unified School District

Pima County - Transportation

Pima County – Development Services

Davis-Monthan Air Force Base

Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *March 23, 2016* at

<https://www.tucsonaz.gov/PRO/pro/AdvancedSearch.jsp>



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of $\frac{3}{4}$ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-16-04 Bourne – Irvington Road, R-1 to PAD
(Ward 1)**

I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed rezoning.
☐ PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section JB
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-16-04

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department -Rezoning Section JB
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-16-04
IMPORTANT REZONING NOTICE ENCLOSED

F:\Sharedir\REZONING\Rezoning TEMPLATES\ZE mailout